

LAKE COUNTY ZONING BOARD

June 7, 2006

AGENDA

The Lake County Zoning Board will hold a public hearing at **9:00 a.m., on Wednesday, June 7, 2006**, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for rezoning, conditional use permits, and mining site plans.

The recommendations of the Zoning Board will be transmitted to the Board of County Commissioners for their Public Hearing to be held at 9:00 a.m., or soon thereafter, on **Tuesday, June 20, 2006**, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida.

BOARD OF COUNTY COMMISSIONERS MEMBERS:

Ms. Jennifer Hill	District 1
Mr. Robert A. Pool	District 2
Ms. Debbie Stivender	District 3
Ms. Catherine Hanson, Chairman	District 4
Mr. Welton G. Cadwell, Vice Chairman	District 5

ZONING BOARD MEMBERS

Mr. Timothy Morris, Vice-Chairman	District 1
Mr. Scott Blankenship	District 2
Mr. James Gardner, Secretary	District 3
Mr. Robert Herndon	District 4
Mr. Paul Bryan, Chairman	District 5
Mr. Donald Miller, Member-at-Large	
Mr. Larry Metz, School Board Representative	

COUNTY REPRESENTATIVES

Ms. Cindy Hall, County Manager
Mr. Sanford A. Minkoff, County Attorney

GROWTH MANAGEMENT DEPARTMENT REPRESENTATIVES

Ms. Carol Stricklin, AICP, Director, Department of Growth Management
Ms. Amye King, AICP, Deputy Director, Department of Growth Management
Ms. Terrie Diesbourg, Interim Administrative Manager, Planning & Development Services
Mr. John Kruse, Senior Planner, Planning & Development Services
Mr. Rick Hartenstein, Senior Planner, Planning & Development Services
Ms. Jennifer Dubois, Senior Planner, Planning & Development Services
Ms. Stacy Allen, Senior Planner, Planning & Development Services
Ms. Mary Harris, Public Hearing Coordinator, Planning & Development Services Division
Ms. Sherie Ross, Public Hearing Coordinator, Planning & Development Services Division

LAKE COUNTY ZONING BOARD
June 7, 2006
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
June 20, 2006

PUBLIC HEARING NO.	PETITIONER	AGENDA NO.	TRACKING NO
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CONSENT AGENDA:

The Consent Agenda contains items which are recommended for approval and which are not controversial. The BCC will adopt the entire consent agenda in one motion if no one from the Board or audience has questions, concerns or objections. An item may be removed from the Consent Agenda for a full public hearing at the request of any Commissioner, staff member of public.

PH#58-06-2	Open Door Baptist Church Arthur C. Nix, Montverde Engineering	2	#65-06-CFD/AMD
PH#56-06-5	Grace Mellado Carlos Perez	3	#63-06-Z
PH#62-06-4	Irven T. Ward Grand Island Baptist Church / Mark Hawkins	6	#69-06-CFD
PH#60-06-5	First Southern Baptist Church Sharon Farrell, Land Use Associates/Bruce Duncan, Esq.	7	#67-06-CFD
CUP#06/6/4-3	BA-Sher Development Inc. Steven J. Richey, P.A.	8	#75-06-CUP/AMD
CUP#06/6/3-2	Arnold Groves & Ranch, Ltd. Steven J. Richey, P.A.	9	#74-06-CUP/AMD
CUP#06/6/6-2	George F. Saunders Jr. Mark & Jennifer Larson	11	#77-06-CUP
CUP#06/6/2-5	Bill and Sharon Dowdy	14	#73-06-CUP/AMD
PH#57-06-5	Steve Bell	15	#64-06-CP/AMD
CUP#06/6/5-5	John W. H. Schmale	17	#76-06-CUP/AMD
CUP#147(A)-2	Jeff D. Smalt	18	#78-06-CUP/REV

REGULAR AGENDA – OPEN FOR DISCUSSION:

PH#53-06-5	Linda Austin and Gerald Braley Hugh Harling, Jr., P.E.	1	#53-06-5 60-day continuance
PH#26-06-5	James & Louise Sims, Trustees Mark Maciel	4	#22-06-Z 60-day continuance
PH#61-06-3	Kerry Wrobel Tom Zahn . Richard Paradis	5	#68-06-Z
PH#50-06-2	Clonts Groves / Cecelia Bonifay, Esq.	10	#57-06-PUD 60-day continuance
MSP#05/11/1-2	Rinker Materials Corp. Steven J. Richey, P.A.	12	#112-05-MSP/AMD 90-day continuance
PH#63-06-4	Church of Jesus Christ of Latter-Day Saints Gilad Livingstone, Wedding & Stephenson	13	#70-06-CFD
CUP#06/6/1-5	D. Ann Thompson	16	#72-06-CUP

TRACKING NO.: #60-06-PUD

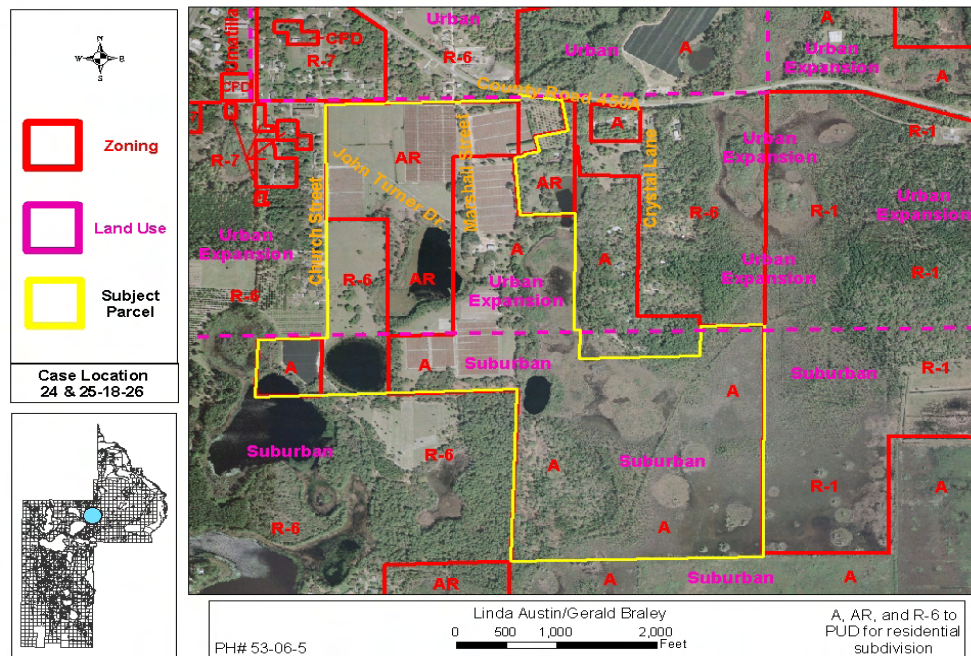
CASE NO: PH#53-06-5

AGENDA NO: #1

OWNER: Linda Austin / Gerald Braley

APPLICANT: Hugh Harling Jr., P.E.

GENERAL LOCATION: Umatilla area – Property lying S of CR 450 and Mills Street, W of Church Street and also E and W of Marshall Street.



APPLICANT'S REQUEST: A request for rezoning from A (Agriculture), AR (Agriculture Residential) and R-6 (Urban Residential) to PUD (Planned Unit Development) for construction of a single-family residential subdivision.

SIZE OF PARCEL: 319.76 +/- acres

FUTURE LAND USE: Suburban and Urban Expansion

TRACKING NO.: #65-06-CFD

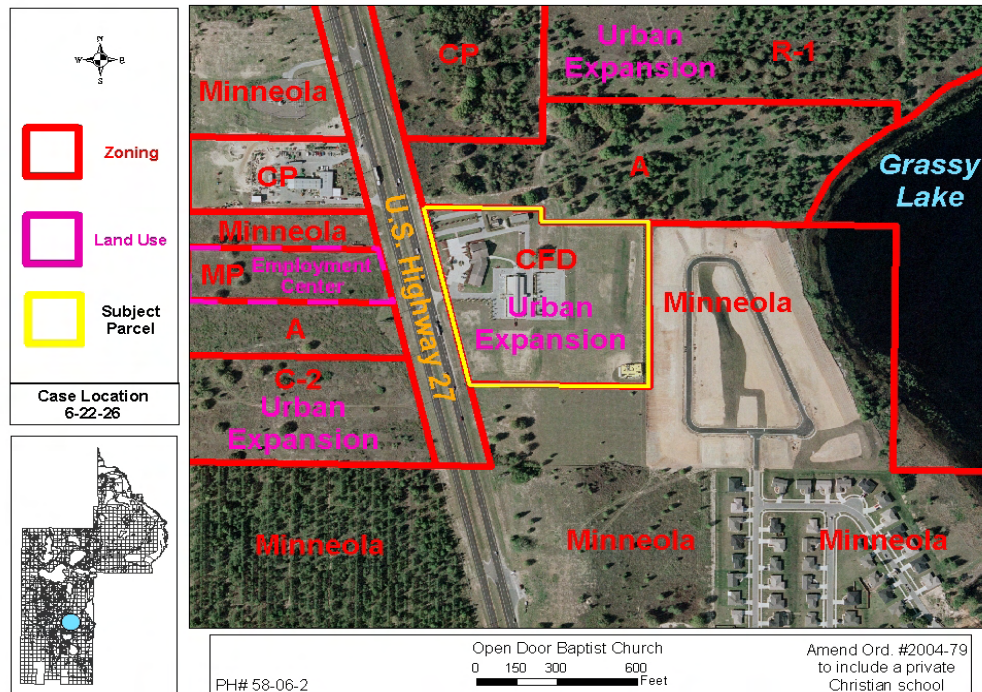
CASE NO: PH#58-06-2

AGENDA NO: #2

OWNER: Open Door Baptist Church

APPLICANT: Arthur C. Nix, Montverde Engineering

GENERAL LOCATION: Minneola area – Property located SE'ly of US 27/SR 25 and North Grassy Lake Road.



APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for an amendment to CFD Ordinance #200 4-79 to allow for a private Christian school from a portion of the site.

SIZE OF PARCEL: 12.15 +/- acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #63-06-Z

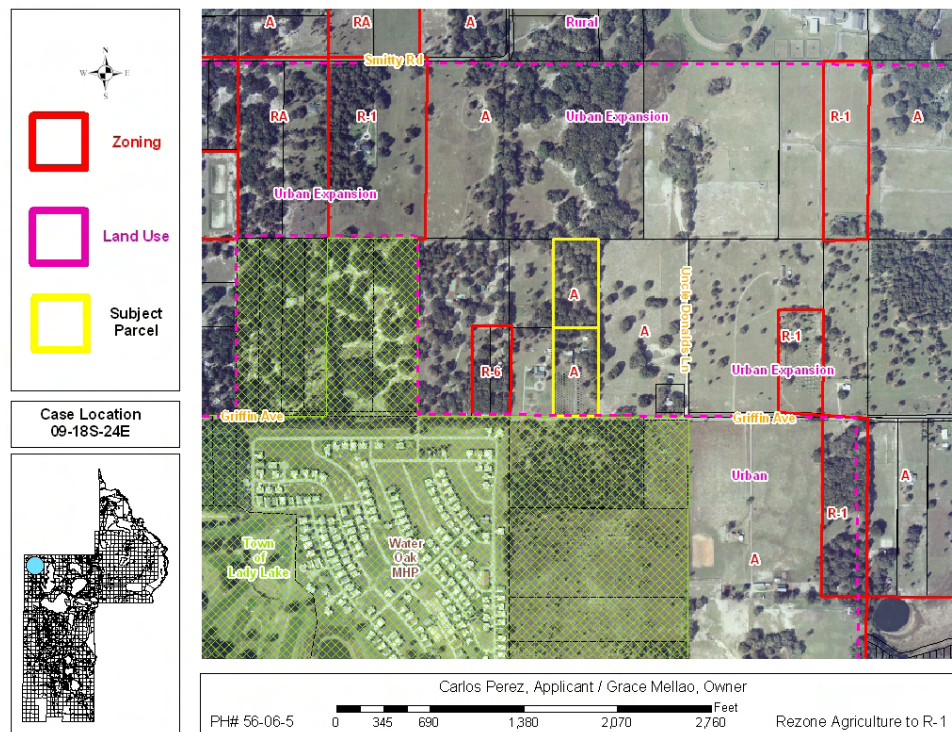
CASE NO: PH#56-06-5

AGENDA NO: #3

OWNER: Grace Mellado
APPLICANT: Carlos Perez

GENERAL LOCATION: Lady Lake area – Property located N of Griffin Avenue and W of Uncle Donald's Lane.

APPLICANT'S REQUEST: A request to rezone from A (Agriculture) to R-1 (Rural Residential) to allow for two (2) residential building sites.



SIZE OF PARCEL: 10 +/- acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #22-06-Z

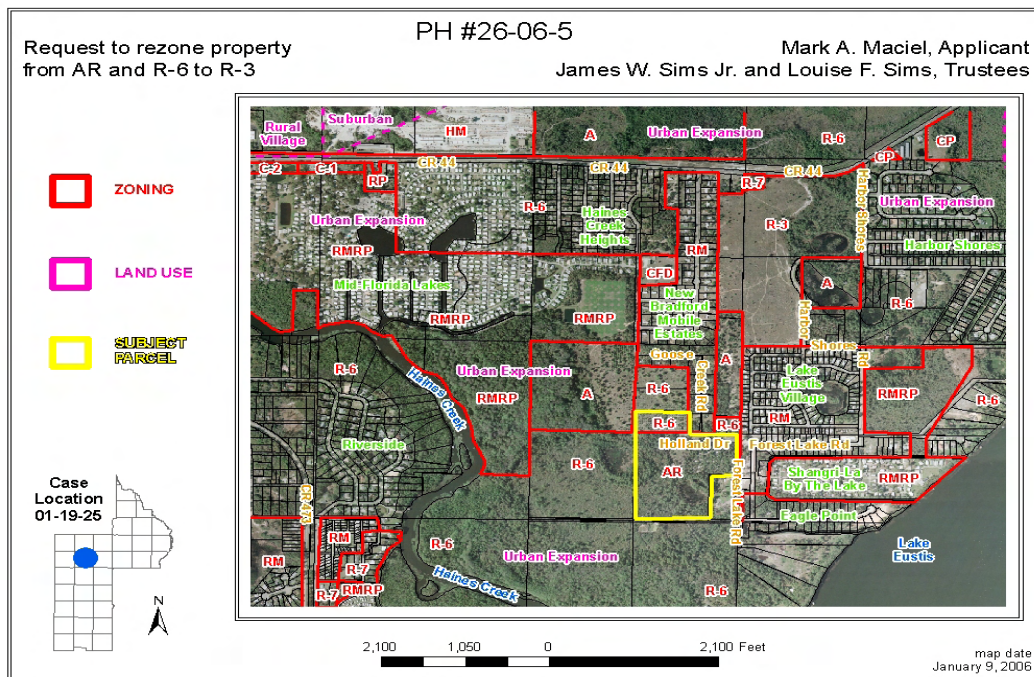
CASE NO: PH#26-06-5

AGENDA NO: # 4

OWNER: James & Louise Sims, Trustees

APPLICANT: Mark Maciel

GENERAL LOCATION: Haines Creek area – Property lying W of Shangri-La Mobile Home Park on the W side of Forest Lake Road and S of Holland Drive.



APPLICANT'S REQUEST: A request to rezone from AR (Agriculture Residential) and R-6 (Urban Residential) to R-3 (Medium Estate Residential) to allow for construction of single-family residential development. Note: The applicant has re-filed and application for rezoning to PUD, which will be presented at the August public hearings.

SIZE OF PARCEL: 38 +/-acres

FUTURE LAND USE: Urban Expansion

TRACKING NO.: #68-06-Z

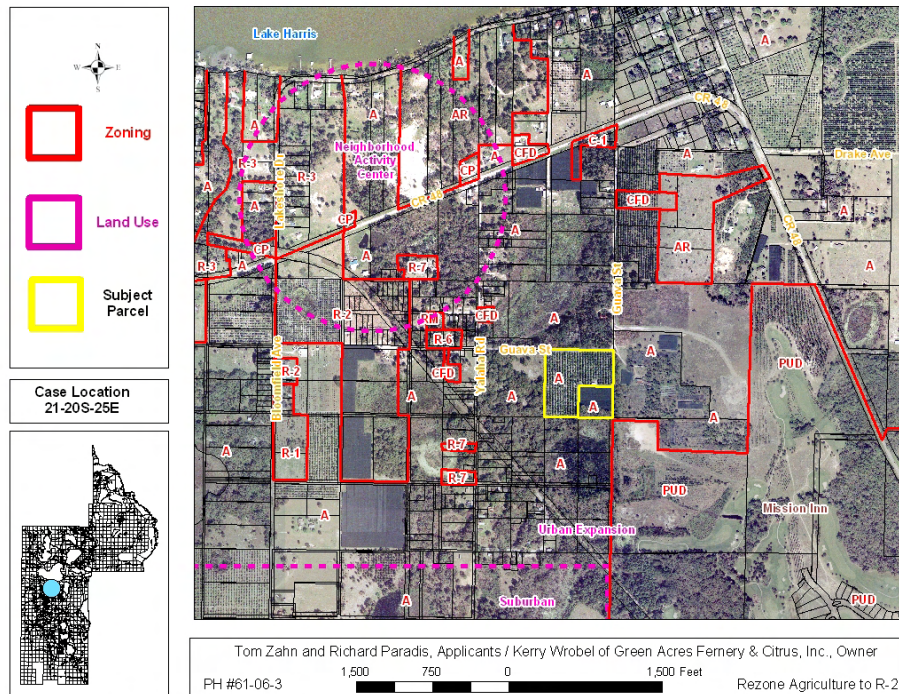
CASE NO: PH#61-06-3

AGENDA NO: #5

OWNERS: Kerry Wrobel

APPLICANT(S): Tom Zahn and Richard Paradis

GENERAL LOCATION: Yalaha area – Property lying S of Guava Street and CR 48 and W of Yalaha Rd.



APPLICANT'S REQUEST: A request for rezoning from A (Agriculture) to R-2 (Estate Residential) for residential development.

SIZE OF PARCEL: 10.08 +/- acres

FUTURE LAND USE: Urban Expansion

FUTURE LAND USE: Urban Expansion

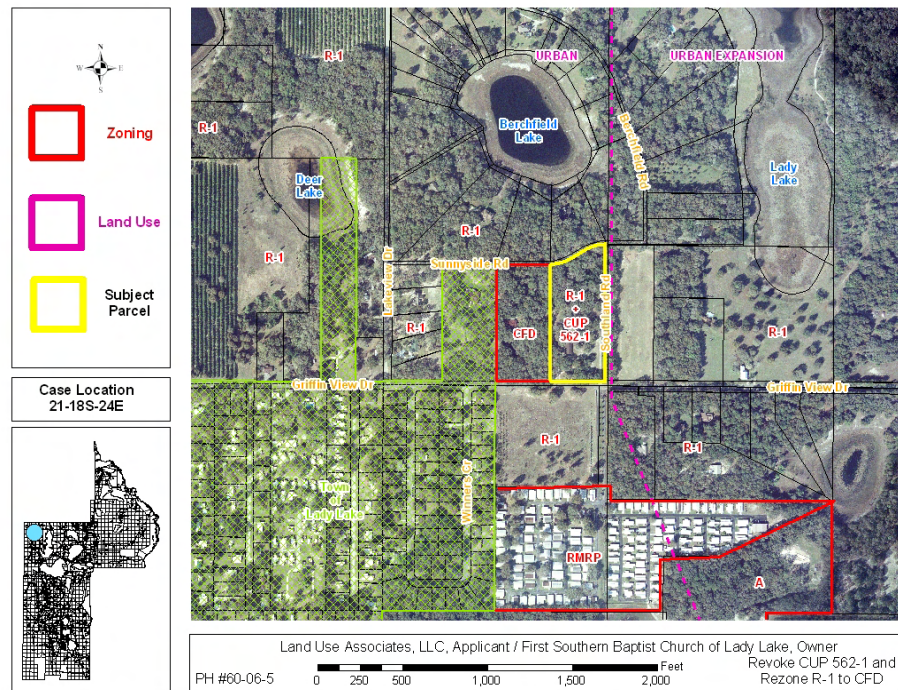
CASE NO: PH#60-06-5

AGENDA NO: #7

OWNERS: First Southern Baptist Church

APPLICANT: Sharon Farrell, Land Use Associates and Bruce Duncan, Esq.

GENERAL LOCATION: Lady Lake area – Property lying at the NW corner of the intersection of Griffin View Drive and Southland Rd.



APPLICANT'S REQUEST: A request for revocation of CUP#562-1 in R-1 (Rural Residential) and rezoning the southern portion from R-1 (Rural Residential) to CFD for construction of a church and the remaining north half remain R-1 for residential uses.

SIZE OF PARCEL: 5+/-acres

FUTURE LAND USE: Urban Expansion

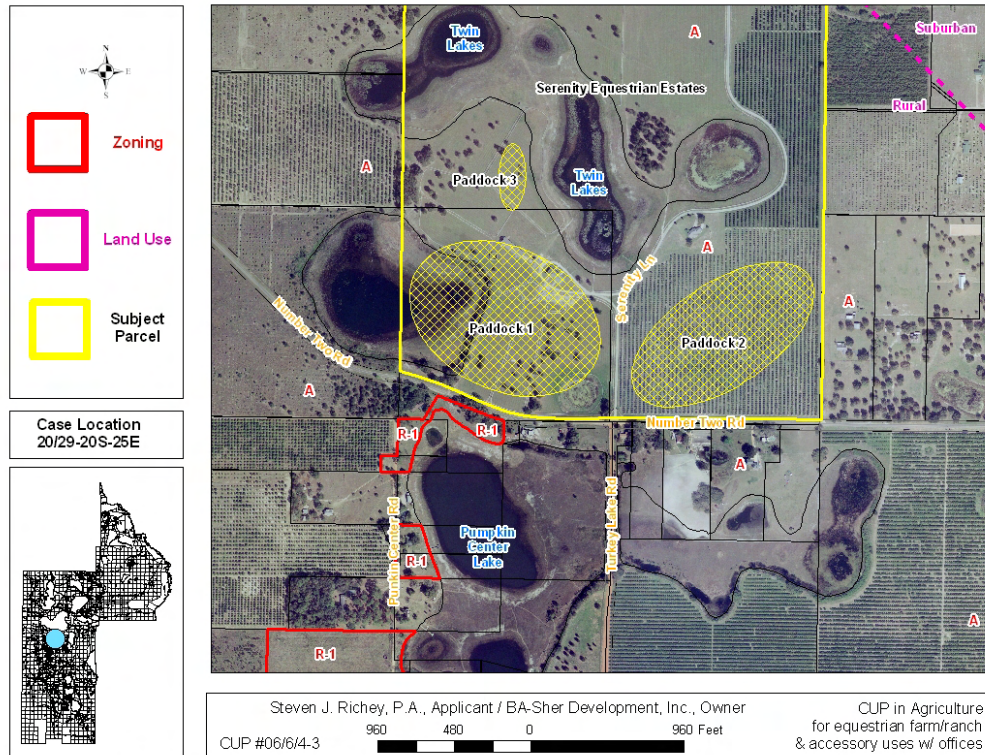
TRACKING NO.: #75-06-CUP/AMD

CASE NO: CUP#06/6/4-3

AGENDA NO: #8

OWNERS: Ba-Sher Development Inc.
REPRESENTATIVE: Steven J. Richey, P.A.

GENERAL LOCATION: Yalaha area – Property located N of Number Two Road and W of Bloomfield Avenue.



APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for a Conditional Use Permit in A (Agriculture) to allow for an equestrian for boarding, breeding, training and horse care.

SIZE OF PARCEL: 31.01+/-acres

FUTURE LAND USE: Suburban

TRACKING NO.: #57-06-PUD

CASE NO: PH#50-06-2

AGENDA NO: #10

OWNER: Clonts Groves Inc.

APPLICANT: Cecelia Bonifay, Esq.

GENERAL LOCATION: Clermont area – Property located directly E of US Hwy 27, E and W of North Bradshaw Road and W of Schoefield Road.

[NO IMAGE AVAILABLE]

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to rezone from A (Agriculture) to PUD (Planned Unit Development) to allow construction of a single-family residential development.

SIZE OF PARCEL: 550 +/- acres

FUTURE LAND USE: Urban Expansion

****NOTE: The applicant is requesting a 60-day continuance until August 2nd.**

TRACKING NO.: #77-06-CUP

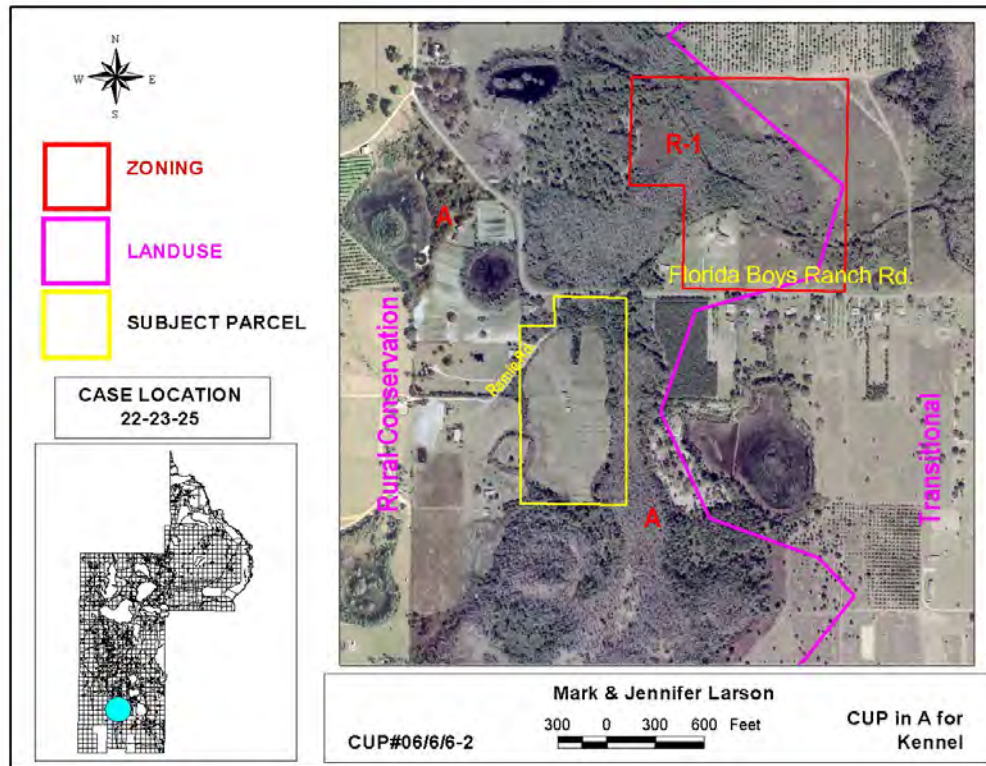
CASE NO: CUP#06/6/6-2

AGENDA NO: #11

OWNERS: George Saunders

REPRESENTATIVE: Mark & Jennifer Larson

GENERAL LOCATION: Groveland area – Property located W of CR 561 and S of Florida Boy's Road and approximately 2 miles E of SR 33.



APPLICANT'S REQUEST: A request for a CUP in A (Agriculture) to allow for a kennel for boarding of cats and dogs within and enclosed sound-proof building.

SIZE OF PARCEL: 19/ acres

FUTURE LAND USE: GSACSC - Transitional

TRACKING NO.: #112-05-MSP/AMD

CASE NO: MSP#05/11/1-2

AGENDA NO: #12

OWNER: Rinker Materials Inc

REPRESENTATIVE: Steven J. Richey, P.A.

GENERAL LOCATION: Four Corners / Green Swamp area – Property located N of CR 474 and SW'ly of Green Swamp Road.

[NO PHOTO IMAGE AVAILABLE]

APPLICANT'S REQUEST: A request for an amendment to Mining Site Plan in A (Agriculture) (ORD#2002-50) to add the additional use of a Dura Rock plant to the sand mine operation. (699 +/- acres)

NOTE: The applicant requests a 90-day continuance to September 6, 2006.

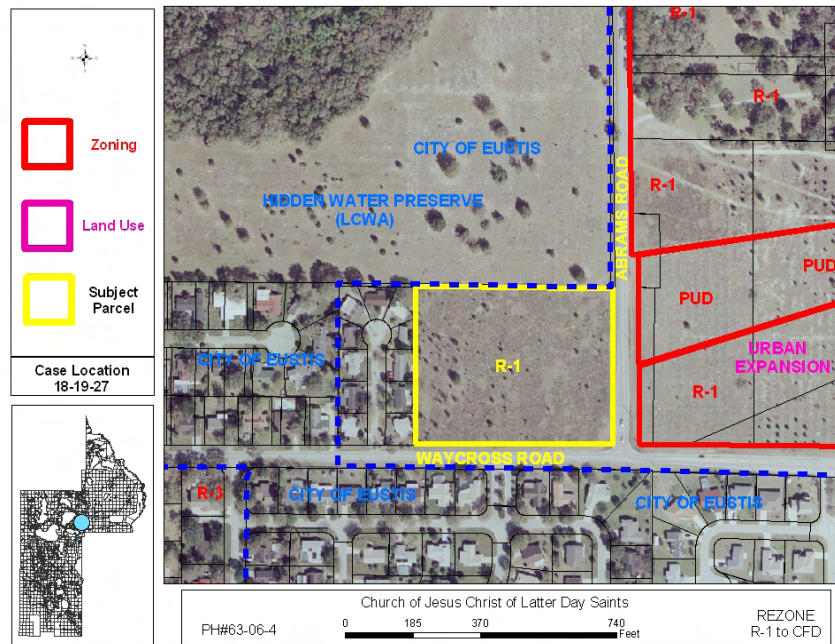
TRACKING NO.: #70-06-CFD

CASE NO: PH#63-06-4

AGENDA NO: #13

OWNER: Church of Jesus Christ of Latter-Day Saints
APPLICANT: Gilad Livingstone, Wedding & Stephenson

GENERAL LOCATION: Eustis area – Property lying at the NW corner of the intersection of Abrams Rd and Waycross Avenue.



APPLICANT'S REQUEST: A request for rezoning from R-1 (Rural Residential) to CFD (Community Facility District) for construction of a church.

SIZE OF PARCEL: 5.2 +/- acres

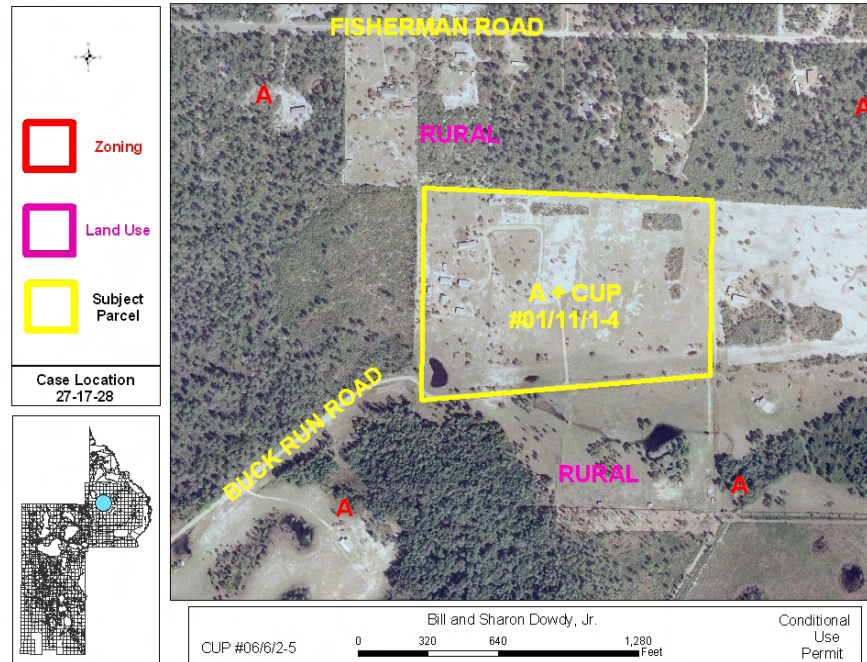
FUTURE LAND USE: Urban Expansion

CASE NO: CUP#06/6/2-5

AGENDA NO: #14

OWNER: Bill & Sharon Dowdy

GENERAL LOCATION: Paisley area – From the intersection of Maggie Jones Road and Blue Moon Rd, proceed N on Blue Moon Rd to Buck Run Drive to property lying N of the road.



APPLICANT'S REQUEST: A request for an amendment to CUP Ordinance #2001-146 to add a caretaker's residence on site in conjunction with the existing use of the site for storage of low explosive fireworks.

SIZE OF PARCEL: 26.9 +/-ac

FUTURE LAND USE: Rural

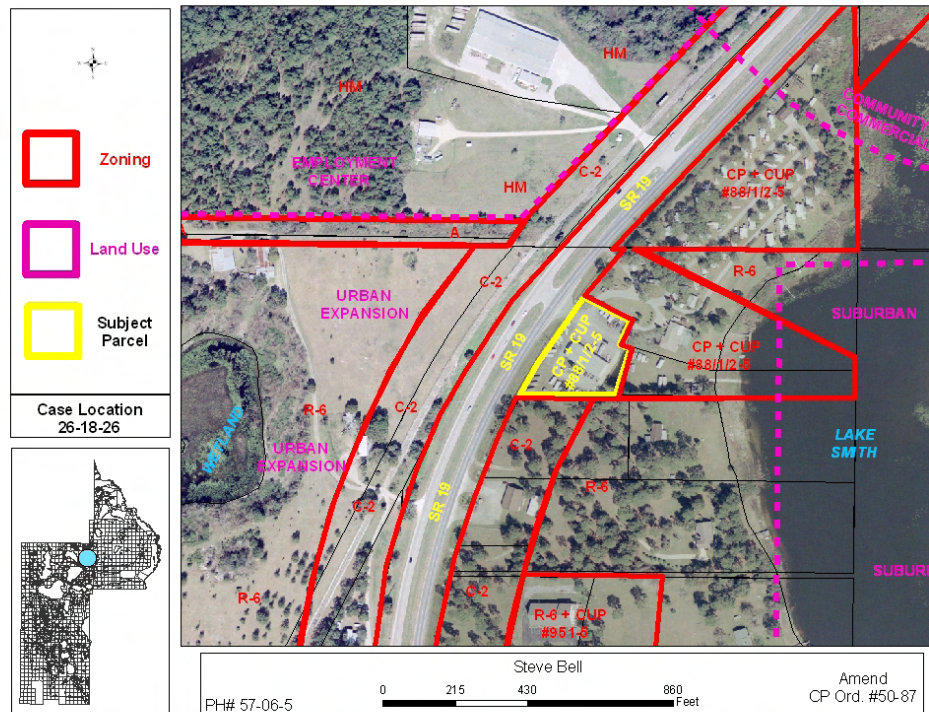
TRACKING NO.: #64-06-CP/AMD

CASE NO: PH#57-06-5

AGENDA NO: #15

OWNER: Steve Bell

GENERAL LOCATION: Dona Vista / Umatilla area – Property located N of Whistling Pines Rd and E of SR 19, N of Lakeside Mobile Home Park.



APPLICANT'S REQUEST: A request for an amendment to the existing CP Ordinance #50-87 + CUP#88/1/2-5 to add sales, service and display of recreational toys, supplies, apparel, tools and equipment (to service the hunting, fishing and riding enthusiast) to the existing use of the site.

SIZE OF PARCEL: 1.42 +/- acres

FUTURE LAND USE: Urban Expansion

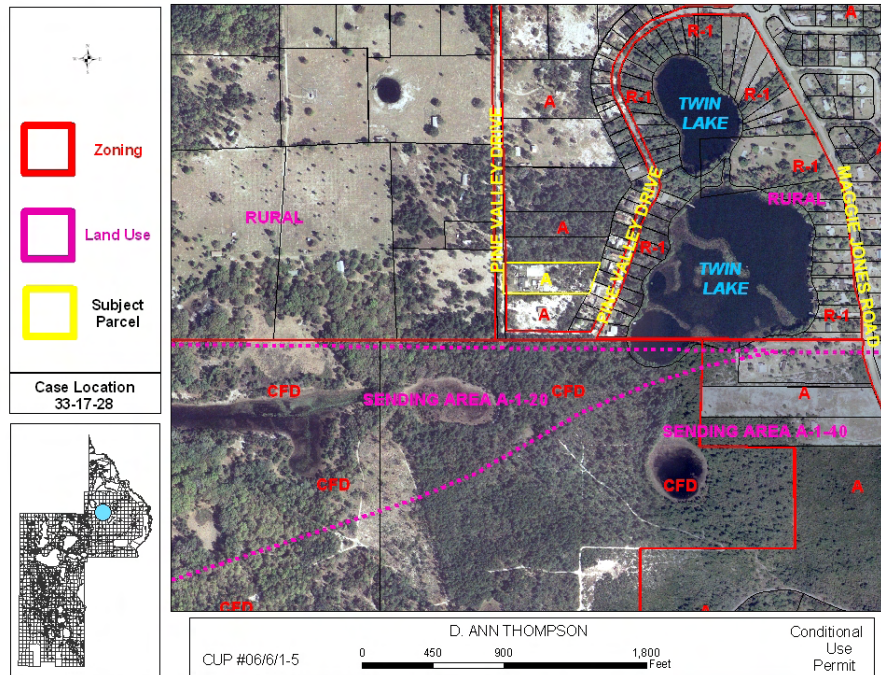
TRACKING NO.: #72-06-CUP

CASE NO: CUP#06/6/1-5

AGENDA NO: #16

OWNER: D. Ann Thompson

GENERAL LOCATION: Paisley area – Property lying SE'ly of the intersection of Maggie Jones Road and Pine Valley Drive.



APPLICANT'S REQUEST: A request for a Conditional Use Permit in A (Agriculture) to allow for an animal shelter to house rescued cats and dogs.

SIZE OF PARCEL: 3+/acres

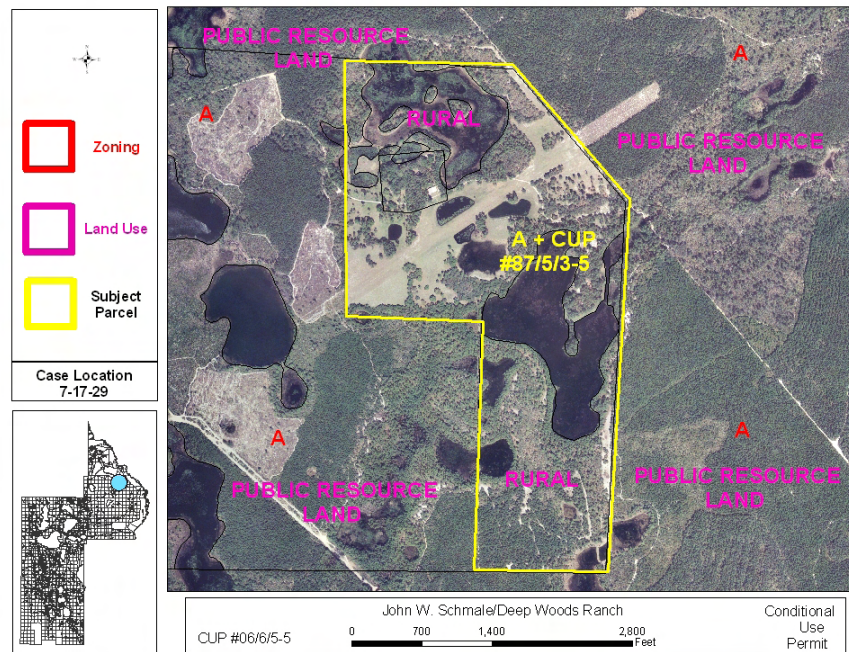
FUTURE LAND USE: Rural

CASE NO: CUP#06/6/5-5

AGENDA NO: #17

OWNER: John W.H. Schmale

GENERAL LOCATION: Paisley area – Property located N and S of Deep Woods Road and SE'ly of Clay Lake Road, approximately 3/4 miles E of Deer Haven Road.



APPLICANT'S REQUEST: A request for an amendment to CUP#87/5/3-5 to amend condition "H" under Section 2 "Terms" to extend the use and maintenance of the private Airport to future owners of the property and to expand the use of the site to allow for training and orientation by public safety personnel and military or civilian use.

SIZE OF PARCEL: 212+/acres

FUTURE LAND USE: Rural

TRACKING NO.: #78-06-CUP/REV

CASE NO: CUP#147(A)-2

AGENDA NO: #18

OWNER: Jeff Smalt

GENERAL LOCATION: Leesburg– Property lying S of Lewis Road and W'ly of CR 468.

[NO PHOTO IMAGE AVAILABLE]

APPLICANT'S REQUEST: The applicant request to revoke CUP#147A-2 to remove the existing permitted mobile home and replace with single-family residence through a minor lot split process.

SIZE OF PARCEL: 2.8+/acres

FUTURE LAND USE: Urban